

# The Southern Building---Washington's Magnificent New Office Building

NOW COMPLETED AT A COST OF OVER ONE MILLION DOLLARS.

Erected to Meet the Demand of the City's Rapidly Growing Activity in Business and Financial Circles--Located at Corner of Fifteenth and H Streets Northwest.

Telephones: Main 1016, Main 1017.  
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## William H. Saunders & Co.

Real Estate, Investment  
and Insurance Agents.

Act as agents for the Sale and Purchase of Real Estate, the Investment of Money in Real Estate Securities, the Collection of Rents, and Care of Estates in Washington, D. C.

Offices--SOUTHERN BUILDING  
Nos. 15, 16, 17, 18,  
807 FIFTEENTH STREET



## The Southern Building

N. E. Corner 15th and H Streets  
WASHINGTON, D. C.

SOUTHERN BUILDING CORPORATION, Owners.  
CAPITAL STOCK, \$1,200,000.

Architects--D. H. Burnham & Co., Chicago, Ill.  
Builders--Thompson-Starrett Company, New York.

### OFFICERS:

EDGAR G. GUNN, President. J. M. BAKER, Treasurer.  
WARNER MOORE, Vice President. W. FRANK THYSON, Manager.  
ROBERT H. McNEILL, Secretary. CHAS. A. DOUGLAS, Attorney.

DIRECTORS, 1911--E. G. GUNN, C. A. DOUGLAS, J. M. BAKER, R. H. McNEILL, S. W. MEEK, WARNER MOORE, O. J. SANDS, A. L. HAWSE, J. L. KARRICK.

DIRECTORS, 1910--JAMES L. KARRICK, ROBERT H. McNEILL, CHARLES B. HOWRY, J. M. BAKER, CHAS. A. DOUGLAS, Dr. STERLING RUFFIN, SAMUEL W. MEEK, WARNER MOORE, EDGAR G. GUNN.

DIRECTORS, 1909--JAMES L. KARRICK, S. W. MEEK, CHAS. A. DOUGLAS, R. H. McNEILL.

## CONTRACTORS WHO DID THE WORK

Patrons Represent Finance,  
Law, Real Estate, Insurance,  
and Other Lines.

**Location and Character of Building.**  
Besides being located in the best business center of Washington and on the corner of two wide streets on the west and south and a 25-foot alley on the north, the Southern Building is also the finest equipped office building in the South, and, in designing it, the architects, D. H. Burnham & Co., Chicago, who are known everywhere as the best in the country on office buildings, have used every possible means toward assuring comfort to its occupants. They have also chosen a design and materials which lend themselves to the finest architectural effects.

**Elevators.**  
Five electric, high-speed elevators are used, of the type that one can scarcely tell they are moving; the old experience of jerking and sudden stopping has been eliminated, and the elevators are operated in such a manner as to afford most excellent service, which is one of the most important necessities of an office building.

**Light, Ventilation, Sanitation.**  
The offices are specially lighted and ventilated, and all the rooms are outside rooms, and, with the improved ventilation, free circulation of air is easily obtained. The plans give the exact size of each office and store, and by referring to same one can readily see what delightful offices can be obtained on any floor and any location in the building. The owners and architects of this building have striven for perfection in the three prime essentials of an office building--light, ventilation, and sanitation.

Every office has a lavatory, hot and cold water, and is lighted with electricity. Fifty per cent more lighting capacity is given than advocated by the best electrical engineers in the country. On each floor toilets for the accommodation of the tenants and patrons of the building are provided. A private restroom for ladies, equipped for use in case of health emergencies, has also been provided and will be maintained by the corporation.

**Size of Building and the Number of Tenants.**

The Southern Building will be approximately twice the size of Washington's latest office building--the Colorado. It will have on its first floor a banking institution, the United States Trust Company, and twenty-three storerooms, and above the first floor will be located approximately 400 office rooms. Including all employees, there probably will be a thousand occupants of the building, thus insuring an active business and commercial spirit, and thereby centering much

business of each tenant in the building where his office or store is located.

**Architects and Builders.**

Realizing the magnitude of their enterprise, the owners of the Southern Building selected D. H. Burnham & Co., of Chicago, and the Thompson-Starrett Company, of New York, the designers and builders of the Union Station and other noted buildings here and elsewhere, to design and erect the Southern Building. This gives assurance to all tenants that the building will be high-class, perfectly appointed and modern in every respect.

**The Arcade.**

The beautiful arcade of the building, extending 150 feet through the building from the Fifteenth street entrance to the elevators, and the handsome entrance hall on the H street side are distinct features, which will add materially to the convenience of tenants and to the value of their offices and stores. This idea has proved highly popular in Chicago and New York with all classes of tenants, as well as highly profitable to the tenants operating the stores and mercantile booths.

**The Store.**  
The strong and growing drift of business up H and Fifteenth streets northwest has caused the Southern Building Corporation to provide several commodious, well-lighted stores on both street fronts, which will be rented to desirable tenants, and with a view to having in the building high-class retailers and jobbers, the operation of whose business will not only yield good profits to them, but will serve the convenience of the numerous occupants of the building.

**Prospective Tenants.**  
Many applications for store, booth, and office spaces have been received by the corporation, and rental contracts are now being made. The United States Trust Company, a large financial institution, will be located on the Fifteenth and H streets corner, and the tenants who will occupy the store and office spaces will be chosen carefully, and all objectionable persons seeking admission to the building will be excluded.

Prospective tenants are urged to investigate the plans, which can be seen in the corporation's office, and if changes are desired they can be made before it is too late. This will save expense and time and will be greatly appreciated.

**Rentals.**

When this building is compared with other office buildings in Washington and its superiority in many ways considered, its rentals will be found upon examination to be as low or lower than those of its high-class competitors. Thorough investigation of its rates through its office is invited. The building will be managed by the owners, which assures tenants entire satisfaction.

**The Plan of Construction.**  
From the figures given below some idea of the construction plan, height, cost of the building, etc., may be obtained.

The area of the lot on which the structure is built contains 23,300 square feet, with a court area of 2,300 square feet. The building with its nine stories towers 128 feet, and the total cubic con-

tents are 2,550,000 cubic feet. Its total cost, including the cubic contents at 40 cents per cubic foot, taxes, interest, legal fees, etc., is represented in the sum of \$1,200,000.

**Valued at \$1,700,000.**  
The building, as it stands to-day, is valued at a sum close to \$1,700,000. An annual income of \$125,000 is derived from the building, and 70 per cent of the space has been actually rented up to this time. The office space is being rented now at the rate of \$10,000 per month, so it can be seen what the business men of Washington think of the Southern Building as a location for their various enterprises.

**Lawyers' Offices There.**  
The location of the Southern Building and the many modern conveniences it affords have attracted a number of the best-known lawyers of Washington, who have rented offices in it.

In rooms 22-23, on the third floor on the Fifteenth street side, Mr. Horace Moore Sullivan has taken office. His telephone connection is Main 2555. The law firm of Leckie, Fulton & Cox having been dissolved by mutual consent, Messrs. A. E. Leckie, Joseph W. Cox, John A. Kratz, Jr., and Joseph T. Sherier, who were formerly connected with this firm, have formed a partnership for the practice of law under the firm name of Leckie, Cox & Kratz. This firm has taken a suite of offices on the eighth floor of the building, their rooms being 814-818. Telephone Main 1420. These gentlemen formerly had their offices in the Colorado Building.

Another well-known firm of lawyers who have taken offices in the Southern Building is that of Douglas, Baker, Ruffin & Ober. This firm succeeded to the business of Douglas & Douglas and Douglas & Baker, upon reorganization, and on August 1 next they will occupy suite 821-823 on the eighth floor of the building. The firm, as at present composed, is made up of Messrs. Charles A. Douglas, G. L. Baker, Thomas Ruffin, and H. H. Ober.

Still another law firm that will occupy offices in the building on August 1 is that of Higgins, McNeill & Evans, who are at present in the Colorado Building. This firm has taken suite 808-810, on the eighth floor. Messrs. Myles Higgins, Robert H. McNeill, James W. McNeill, and D. Howard Evans are the members of the firm.

**Banks and Real Estate.**  
Handsome quarters in the Southern Building are now being prepared for the United States Trust Company, who will occupy the first story in the corner at Fifteenth and H streets. This company, with a capital of \$1,000,000, is at present located at 105 G street northwest. Former Senator Nathan B. Scott is the president.

Messrs. William H. Saunders & Co., the well-known real estate and insurance agents, whose advertisement appears on this page, have just removed to the Southern Building from their old quarters at 1407 F street, where they have been located since Mr. Saunders entered the real estate business in Washington about twenty-four years ago. At that time he succeeded to the business of

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Capital, \$1,000,000.

Resources Over \$3,000,000.

## When You Deposit Money

—why not deposit it to best advantage? This strong bank offers you every modern convenience, absolute protection, and

## 3 Per Cent Interest

—on checking accounts. Call and confer with our officers regarding your banking needs.

## United States Trust Co.,

1405 G Street N. W. Nathan B. Scott, Pres.

## W. G. Cornell Co.

Engineers and Contractors

Plumbing, Heating, Lighting

SOUTHERN BUILDING

Washington, D. C.

The W. G. CORNELL COMPANY held the contract for the PLUMBING in the SOUTHERN BUILDING.

## SURETY BONDS OF EVERY KIND

## Equitable Surety Company

ST. LOUIS, MO.

WASHINGTON OFFICE 237 Southern Bldg.

Bell Telephone Connections

OSCAR J. RICKETTS, Manager

CAPITAL, \$1,000,000, FULLY PAID

Second Largest Company in the WORLD Doing EXCLUSIVELY a Fidelity and Surety Business.

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## Simpson-Sullivan Co., Inc.

Real Estate, Loans,  
and Insurance

Southern Building

1419 H Street Northwest

'Phone Main 983.

WASHINGTON, D. C.

## A Policyholder's Company

ORGANIZED 1846

The policyholders are the ONLY ONES TO SHARE IN ITS EARNINGS.

Expense of management since organization lower than that of ANY OTHER COMPANY.

HAS RETURNED TO POLICYHOLDERS \$6,750,000 MORE THAN IT HAS RECEIVED FROM THEM--a record no other company can show.

The percentage of Dividends returned to premiums received larger than that of any other company.

Corporation and Partnership Insurance. Guaranteed Income and Annuities. Let us show you our new policy.

## Connecticut Mutual Life Insurance Co.

JOHN M. CHERRY, General Agent

500 Southern Building, 15th and H Streets.

'Phone Main 1774.

## Kluckhuhn & Bro.

General  
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1509 P Street Northwest

Telephone  
Connection

Washington, D. C.

This Firm Did the Wiring of the SOUTHERN BUILDING in Washington.

## Hammett Fireproofing Co.

321-322 Colorado Building

Washington, D. C.

This company furnished and erected the Fireproofing in the Southern Building, Washington, D. C.

## Cozzens Brothers

Contractors for  
BRICKWORK

729 Fifteenth St. N.W.

WASHINGTON, D. C.

LEWIS COZZENS

RICHARD E. COZZENS

The firm of Cozzens Bros. had the entire contract for the BRICKWORK on the SOUTHERN BUILDING.

Telephone Main 4223.